



*Jordan fishwick*

18 Beaufort Avenue, Sale, M33 3WL

£725,000





These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

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## 18 Beaufort Avenue, Sale, M33 3WL

Spacious Victorian Five Bedroom Semi-Detached Property situated on a very popular road in Sale within easy reach of Sale Grammar School, Brooklands MetroLink and the amenities Sale has to offer. The property requires a full renovation but offers so much potential to create a charming family home. Currently over 2700 sqft, including the cellars, and boasting a sunny south facing garden.

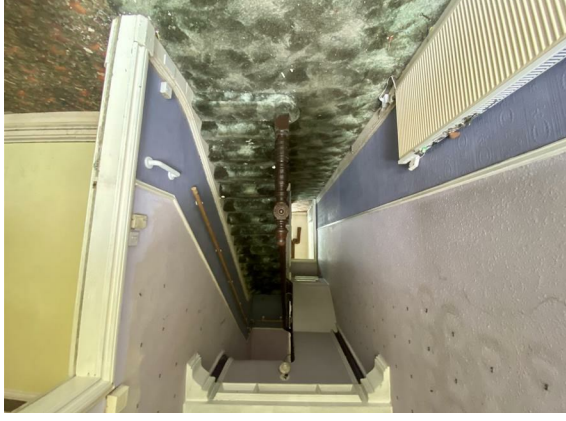
The ground floor comprises: storm porch, entrance hallway, lounge, breakfast kitchen with door to the garden, downstairs WC, dining/sitting room and conservatory. The first floor comprises three double bedrooms and family bathroom. To the second floor there are a further two double bedrooms which have partitioned into two separate spaces each. To the lower ground floor there are various cellar chambers, some with restricted head height.

Externally there is a driveway for multiple cars, detached garage and spacious garden.

Freehold. Council Tax Band F. EPC Rating F. No Onward Chain.

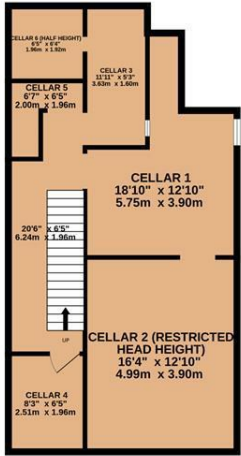
|              |                |                |                                  |
|--------------|----------------|----------------|----------------------------------|
| Ground Floor | Bedroom Five   | 13'5" x 13'3"  | Plus partition area of 4m x 1.8m |
|              | Hallway        | 15'8" x 12'9"  |                                  |
|              | Lounge         | 15'10" x 12'9" |                                  |
|              | Kitchen        | 15'1" x 12'9"  |                                  |
|              | Conservatory   | 9'10" x 9'10"  |                                  |
|              | WC             |                |                                  |
| First Floor  | Master Bedroom | 19'8" x 13'1"  |                                  |
|              | Bedroom Two    | 13'5" x 13'1"  |                                  |
|              | Bedroom Three  | 13'1" x 13'1"  |                                  |
|              | Bathroom       | 8'10" x 6'6"   |                                  |
| Second Floor |                |                |                                  |

|                    |          |               |
|--------------------|----------|---------------|
| Lower Ground Floor | Cellar 1 | 12'1" x 12'9" |
|                    | Cellar 2 | 12'9" x 16'4" |
|                    | Cellar 3 | 11'9" x 5'10" |
|                    | Cellar 4 | 6'6" x 8'2"   |
|                    | Cellar 5 | 6'6" x 6'6"   |
|                    | Cellar 6 | 6'6" x 6'6"   |

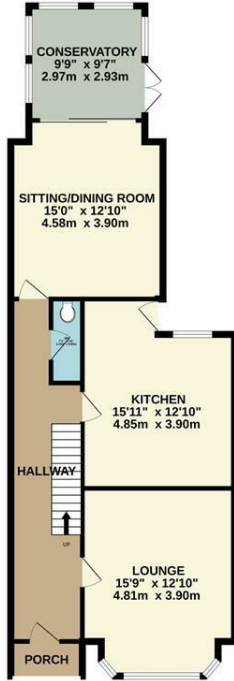


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BASEMENT  
675 sq.ft. (62.7 sq.m.) approx.



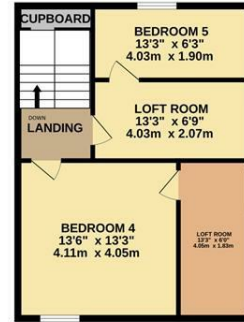
GROUND FLOOR  
848 sq.ft. (78.8 sq.m.) approx.



1ST FLOOR  
750 sq.ft. (69.6 sq.m.) approx.



2ND FLOOR  
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 2786 sq.ft. (258.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            | <b>27</b>               |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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